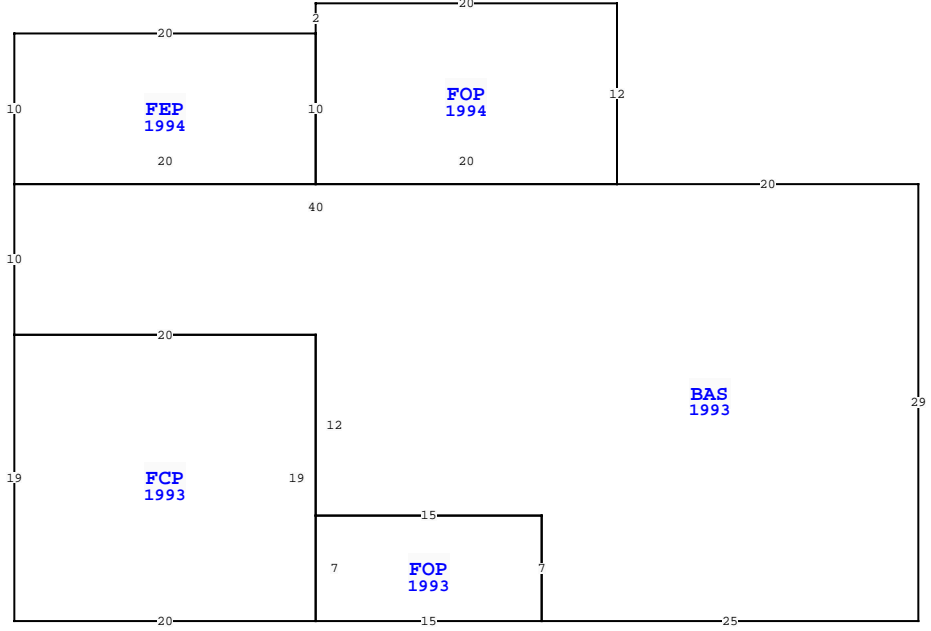


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	04 PLYWOOD 100
Interior Floor	14 CARPET 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,614	117.7794	139.86	225,734	1984	1989	0	0	0	26.50	73.50
1 SNGL FAM - 100% - 0												
Heated Area: 1255												
HX Base Yr												



Quality	01 Quality Level 01			
DOR CODE	6900 ORNAMENTALS, MISC			
MAP NUM	MKT AREA 05			
NEIGHBORHOOD/LOC	5001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,255	100	1,255	129,010
FCP	380	25	95	9,766
FEP	200	80	160	16,448
FOP	105	30	32	3,290
FOP	240	30	72	7,401
TOTALS	2,180		1,614	165,914

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			171,738
TOTAL MARKET OB/XF VALUE			18,604
TOTAL LAND VALUE - MARKET			206,800
TOTAL MARKET VALUE			397,142
SOH/AGL Deduction			127,702
ASSESSED VALUE			269,440
TOTAL EXEMPTION VALUE	HX HB WX SL		266,636
BASE TAXABLE VALUE			2,804
TOTAL JUST VALUE			397,142
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			153,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018924	NEW CONSTR	92,000	09/01/2001
8199	TEMP POLE	100	05/26/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0570	JUNK HOUSE	0	100	0	0	1.00	UT	5,000.00	5,000.00	71	1944	1944	3	71	3,550	
2	0511	GARAGE CB-	0	0	24	18	432.00	SF	40.00	40.00	100	1955	1955	3	20	3,456	
3	0756	FEP	0	0	24	12	288.00	SF	27.00	27.00	100	1998	1998	3	20	1,555	
4	0681	POLE SHED	0	0	49	19	931.00	SF	15.00	15.00	100	1985	1985	3	20	2,793	
5	0350	CARPORT WD	0	100	23	20	460.00	SF	13.00	13.00	100	1991	1991	3	20	1,196	
6	0861	POOL GUNIT	0	100	0	0	396.00	SF	68.00	68.00	100	1973	1973	3	20	5,386	
7	0810	CONCRETE A	0	100	0	0	189.00	SF	5.20	5.20	100	1993	1993	3	68	668	

451655 SR 200, CALLAHAN	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1993] W20 FOP=[YR=1994] N12 W20 S2 FEP=[YR=1994] W20 S10 E20 N10\$ S10 E20\$ W40 S10 FCP=[YR=1993] S19 E20 FOP=[YR=1993] E15 N7 W15 S7\$ N19 W20 \$ E20 S12 E15 S7 E25 N29\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000								
2	000000	C	VAC RES	100		OR			9.55	AC		1.00	1.00	1.00	0.00	16,000.00	152,800								

